City of Charlotte

Charlotte-Mecklenburg Government Center
600 East 4th Street
Charlotte, NC 28202

Zoning Agenda

Monday, November 16, 2026

Council Chamber

City Council Zoning Meeting

Mayor Robert Harrington
Mayor Pro Tem James Mitchell
Council Member Dimple Ajmera
Council Member Dante Anderson
Council Member JD Mazuera Arias
Council Member Ed Driggs
Council Member Malcolm Graham
Council Member Renee Johnson
Council Member LaWana Mayfield
Council Member Joi Mayo
Council Member Kimberly Owens
Council Member Victoria Watlington

1. 5:00 P.M. CITY COUNCIL ZONING MEETING CHARLOTTE-MECKLENBURG GOVERNMENT CENTER, REGULAR MEETING HOSTED FROM COUNCIL CHAMBERS

This meeting will also be accessible via the Government Channel, the City's Facebook page, and the City's YouTube channel.

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals / Withdrawals

CONSENT

2. Consent agenda item 3 may be considered in one motion except for those items pulled by a Council member. Items are pulled by notifying the City Clerk.

A. Items included on the consent agenda are rezoning petitions that meet the following criteria:
   a. Had no public opposition at their public hearing
   b. Received an approval recommendation from the Zoning Committee
   c. Have no changes after Zoning Committee
   d. Staff recommends approval

3. Rezoning Petition: 2026-050 by Mid-America Apartments, L.P.

Location: Approximately 3.65 acres located south of Fairview Road, east of Cammeron Valley Parkway, and north of Garden Terrace Court. (Council District 6 - Owens).

Current Zoning: MUDD-O (mixed use development-optional)
Proposed Zoning: RAC(CD) (regional activity center, conditional)

Zoning Committee Recommendation:
The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:
Staff recommends APPROVAL of this petition.

2026-050-ZCR

2026-050-FSA

2026-050-RevisedSitePlan10-22-26

DECISIONS

4. Rezoning Petition: 2026-030 by Olympia & Wright LLC

Location: Approximately 0.15 acres located on the south side of West Boulevard, east of Morning Drive. (Council District 3 - Mayo).

Current Zoning: CG (general commercial)
Proposed Zoning: N1-E (neighborhood 1-E)

Zoning Committee Recommendation:
The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:
Staff recommends APPROVAL of this petition.

2026-030-ZCR

2026-030-FSA

5. Rezoning Petition: 2026-034 by Sam's Mart, LLC

Location: Approximately 7.60 acres located west of I-485, north of Windtree Lane, and south of Robinwood Drive. (ETJ - BOCC: 4-Jerrell; Closest CC 5- Mazuera Arias).

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

Zoning Committee Recommendation:
The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:
Staff does not recommend approval of this petition.

2026-034-ZCR

2026-034-FHSA

2026-034-Revised-SitePlan-11-10-26

HEARINGS

6. Rezoning Petition: 2026-078 by Charlotte Planning, Design & Development Department - Text Amendment

The purpose of this text amendment is to address the impacts of recent state legislation and to align the UDO to statutory requirements. Administrative adjustments and correction of scrivener's errors are also included as appropriate. Updates are proposed to 30 of the 39 Articles.

Staff Recommendation:
Staff recommends approval of this petition.

2026-078-PHSA

2026-078 Text Amendment 10.15.26

7. Rezoning Petition: 2026-027 by C4 Investments, LLC dba Crosland Southeast

Location: Approximately 39.41 acres located on the east and west side of Josh Birmingham Parkway, north of Wilkinson Boulevard, and south of Interstate 85. (Council District 3 - Mayo).

Current Zoning: RAC ANDO (regional activity center, airport noise disclosure overlay)
Proposed Zoning: CG(CD) ANDO (general commercial, conditional, airport noise disclosure overlay) and CAC-1(CD) ANDO (community activity center-1, conditional, airport noise disclosure overlay)

Staff Recommendation: Staff does not recommend approval of this petition in its current form.

2026-027-PHSA

2026-027-SitePlanRev-2026-9-14

8. Rezoning Petition: 2026-036 by Culp Road Materials, LLC

Location: Approximately 39.41 acres located on the east and west side of Josh Birmingham Parkway, north of Wilkinson Boulevard, and south of Interstate 85. (ETJ - BOCC: 2-Leake; Closest CC 3-Mayo).

Current Zoning: ML-2(CD) (manufacturing and logistics-2, conditional) and N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)
Proposed Zoning: ML-2(CD) SPA (manufacturing and logistics-2, conditional, site plan amendment,) and ML-2(CD) ANDO (manufacturing and logistics-2, conditional, airport noise disclosure overlay)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design and requested technical revisions.

2026-036-PHSA

2026-036-SitePlanRev-2026-10-12

9. Rezoning Petition: 2026-042 by Eminent Investments, LLC

Location: Approximately 5.46 acres located south of West Arrowood Drive, east of Deboer Avenue, and west of Arrowpoint Boulevard. (Council District 3 - Mayo).

Current Zoning: O-2(CD) (office, conditional)
Proposed Zoning: N2-B(CD) (neighborhood 2-B, conditional)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

2026-042-PHSA

2026-042-SitePlanRev-26-8-17

10. Rezoning Petition: 2026-055 by Sameer Gupta

Location: Approximately 1.56 acres located east of Neal Road, west of University City Boulevard, and north of Well Spring Drive. (Council District 4 - Johnson).

Current Zoning: N1-A (neighborhood 1-A, conditional)
Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to land use.

2026-055-PHSA

2026-055-CDNotes-2026-10-04

11. Rezoning Petition: 2026-059 by The United House of Prayer for All People of the Church on the Rock of the Apostolic Faith

Location: Approximately 2.52 acres located south of Bishop Madison Lane, north of Sir Bailey Drive, and west of Beatties Ford Road. (Council District 2 - Graham).

Current Zoning: CG (general commercial)
Proposed Zoning: CR(CD) (regional commercial, conditional)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

2026-059-PHSA

2026-059-SitePlanRev-26-10-12

Closed Session

12. Closed Session (as necessary)